

MINUTES OF THE CITY COUNCIL

CITY OF AUSTIN, TEXAS

Recessed Meeting
of August 6thAugust 7, 1956
10:00 A.M.

Council Chamber, City Hall

The meeting was called to order with Mayor Miller presiding.

Roll call:

Present: Councilmen Long, Palmer, Pearson, White, Mayor Miller
Absent: None

The Council resumed its meeting from the previous day to consider matters pertaining to the Auditorium, and other items.

The Mayor stated the Council had gone over the figures yesterday and wanted to meet again today and go over them with Mr. Southerland. The Council studied the figures in detail of the letter from the Architects dated August 6, 1956. Summation of the contracts as discussed is

General	\$1,901,748.00
Electric	230,251.00
Plumbing, Heating, Ventilating & Air Conditioning	447,984.00
Seating ramps	18,313.80
Sound system, Seating, and stage equipment	158,000.20
Architects fees	142,688.91
	<u>\$2,898,985.91</u>

Members of the Council studied the model of the Auditorium to see exactly what changes had been recommended.

Mr. Herold was present and made a few statements about the Auditorium, seating, and costs.

After detailed discussion and review of the bids and figures, Councilman Long offered the following resolution and moved its adoption:

(RESOLUTION)

WHEREAS, on June 5, 1956, the City of Austin received sealed bids for the construction of a Municipal Auditorium and Convention Center; and,

WHEREAS, the base bids of John J. Stokes Construction Company, Inc. for the work and materials to be performed and furnished under the General Construction Contract; Dean Johnston for the work and materials to be performed and furnished under the Electrical Contract; Young & Pratt for the work and materials to be performed and furnished under the Plumbing, Heating, Ventilating and Air Conditioning Contract; and Safeway Steel Products, Inc. for the work and materials to be performed and furnished under the Seating Ramp Contract; were in each case, respectively, the lowest and best bids and the total amount of such bids is lower than any other combination of bids for the same work and materials; and,

WHEREAS, subsequent to the opening of such bids, and without materially affecting the basic character or the quality of the performance of the Auditorium certain revisions have been recommended by the Architects with the aim of reducing the total cost of the project, and the respective low bidders have agreed to the revisions set forth in that certain letter dated August 6, 1956, from Jessen, Jessen, Millhouse & Greeven and Page, Southerland & Page to the City Council, a copy of which is attached hereto and is made a part hereof; and,

WHEREAS, the architects employed by the City and the City Manager have recommended the acceptance of the bids of John J. Stokes Company, Inc., Dean Johnston, Young & Pratt, and Safeway Steel Products, Inc., with the alternates and revisions in each case as shown in said letter from said architects to the City Council dated August 6, 1956; Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

That said bids be and the same are hereby accepted, and W. T. Williams, Jr., City Manager, is hereby authorized and directed to execute a contract on behalf of the City of Austin with John J. Stokes Construction Company, Inc. in the sum of \$1,901,748.00; with Dean Johnston in the sum of \$230,251.00; with Young & Pratt in the sum of \$447,984.00; and with Safeway Steel Products, Inc. in the sum of \$18,313.80.

(Letter attached)

JESSEN JESSEN MILLHOUSE & GREEVEN
2816 Hemphill Park, Austin, Texas

Architects

August 6, 1956

"The City Council
City of Austin
Austin, Texas

"Re: Convention Center and
Municipal Auditorium

"Gentlemen:

"In accordance with your instructions we have negotiated with the low bidders certain reductions in the subject project with the aim of reducing the total cost of the projects without materially affecting the basic character or the quality of its performance. These are listed below and we recommend that contracts be awarded on the basis of the revised figures.

"A. GENERAL CONTRACT: John J. Stokes Construction Co., Inc.

Base Bid	\$1,995,000.00
Less Alternates G-1 and G-2	- 44,000.00
Less negotiated reductions:	- 49,252.00
1. Omit cooling tower wall	
2. Omit shop partitions	
3. Omit basement dressing rooms	
4. Change south wall to 12" masonry	
5. Change brick retaining wall to concrete	
6. Substitute Type I acoustical plaster for Type II	
7. Omit one temporary office	
8. Omit finish in Rehearsal Room	
9. Change integrated wall system to reinforced aluminum in lieu of steel frame with aluminum settings.	

Net General Contract	\$1,901,748.00
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"B. ELECTRICAL CONTRACT: Dean Johnston

Base Bid	\$ 250,758.00
Less Alternate E-3	- 9,531.00
Less negotiated changes:	- 13,337.00
1. Omit transformer allowance	
2. Omit inspection fee	
3. Omit electric service	
4. Omit wiring and fixtures in area of deleted basement dressing rooms	
Plus Alternate E-2	2,361.00

Net Electric Contract	\$ 230,251.00
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"C. PLUMBING, HEATING VENTILATING & AIR CONDITIONING CONTRACT: Young & Pratt

Base Bid	\$ 444,870.00
Less Alternate P-1	- 3,600.00
Less negotiated changes:	- 7,200.00
1. Omit fixtures in basement dressing room area	
2. Omit insulation on steam return lines and insulate stage A-C drops on outside in lieu of on the inside	
Plus Alternate. H/V/AC-2, which provides 500 tons refrigeration in lieu of 375 tons base bid	13,914.00

Net P, H/V/AC Contract	\$ 447,984.00
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"D. SEATING RAMPS: Safeway Steel Products, Inc.

Base Bid	\$ 18,313.00
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"SUMMATIONS"A. Contracts recommended for award:

General	\$1,901,748.00
Electric	230,251.00
Plumbing, Heating, Ventilating & Air Conditioning	447,984.00
Seating Ramps	<u>18,313.80</u>
Total Awards	\$2,598,296.80

"B. Allowances for future Contracts:

Sound System	\$ 14,000.20
Seating	77,000.00
Stage Equipment	<u>67,000.00</u>
Total Awards - Construction Contracts	\$2,756,297.00

"C. Architects fee:

In accordance with the contract, based on 6% of the contemplated original expenditure of \$2,000,000 -----	\$ 120,000.00
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Negotiated excess, based on 3% of excess of \$756,297.00 -----	<u>22,688.91</u>
	\$ 142,688.91

Total obligated funds -----	\$2,898,985.91
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"Respectfully yours,
Page, Southerland & Page
Jessen, Jessen, Millhouse & Greeven
By: (Sgd) Wolf E. Jessen
Wolf E. Jessen"

The motion, seconded by Councilman Palmer, carried by the following vote:
Ayes: Councilmen Long, Palmer, Pearson, White, Mayor Miller
Noes: None

The City Manager outlined a proposal made by GLEN GARNER for sewer in the northeast part of town, and showed the locations of planned sewer lines. He stated this particular development would require a lift station, and the developers understand it may be two years before the necessary lines were installed; but as they were ready to begin some development, they propose to put in a community septic tank adequate in size to take care of the whole area. The septic tank will be in the same location as the lift station will be. The Health Department has made a study with the engineers, and has made percolation tests, and find the soil is adequate. The septic tank will not be in operation

very long; and if the sewer lines get in sooner, the developers will put their money into the lines instead of the septic tank. They want to put up the money, so they can go on with the subdivision; and when the lines are in. they will change over to them. The Council was interested in notice being given to the property owners of the subdivision, and that the subdivision be controlled very carefully and limited as to the number of lots subdivided as could be taken care of by this sewer arrangement. After discussion, Councilman Long moved that the City Manager be instructed to proceed with the plans outlined. The motion, seconded by Councilman White, carried by the following vote:

Ayes: Councilman Long, Palmer, Pearson, White, Mayor Miller
Noes: None

Councilman Pearson inquired about the progress of the securing of easements for the Tannehill Branch line. It was his suggestion, and the Council informally agreed that a deadline of September 15th be set to get these easements in, and then start condemnation.

Councilman Long inquired about a family living on Nolen Street, 500' from the water main. This property is included in Phase 2 of the Airport Expansion, and the City Manager explained the plans for purchasing the property.

Councilman Pearson inquired about the St. Johns water problem. Councilman Palmer reported on the developments in this area, in that two people had 46 people signed up, and they were anxious for the Council to proceed if possible, provided all 46 would put up their deposits. The Mayor suggested that the Water Superintendent figure out the costs under this proposal, and let the Council have the figures by the following week.

The City Manager submitted a request from the Manager of the Brown Schools to purchase a house, located on Woodview Street. The Council asked that a list of other houses be submitted the following meeting, with the thought of advertising them for sale and receiving bids.

The City Manager announced the dedication of Northwest Park, Thursday at 8:00 P.M., August 9th.

There being no further business the Council adjourned subject to the call of the Mayor.

APPROVED

Tom Miller
Mayor

ATTEST:

Elaine Hoosley
City Clerk